



Wellesley

MASSACHUSETTS

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Wetlands Protection Committee Minutes 4/2/2015

Town of Wellesley
Wetlands Protection Committee
Meeting Minutes
April 2, 2015

Approved 5/15/2015

Meeting Location: NRC Office, Lower Level, Town Hall
525 Washington Street
Wellesley, MA 02482

Present: Members Robert Collins (Chair), Richard Howell, Carl Sciple, J.S. Waugh, Neal Glick, Peter Jones (Associate) and Pam Helinek (Wetlands Administrator)

Guests: Kevin Narbonne, Frank Holmes, Chris Marano, Mark Fraga, Jacob Lilley, Karon Skinner Cafrone, Constantine Lliev, Marsha Grogan, Diane Simonelli, and Paul and Tamatha Bibbo

6:30 pm Public Voice

There was no one present for Public Voice.

Administrative Business

- *Welcome to New Committee Members* – N. Glick and P. Jones have joined the board as a full board member and an associate board member, respectively.
- *Discussion: Violation – 53 Windsor Road* – K. Narbonne, Hartney Greymont, representing the Property Owner, was present. Habitat will be added to stabilize the bank. C. Vlass has reviewed the planting plan. The WPC will send a letter requiring notification once planting is complete, six-month reports for the next two years, and replacement of plants if needed. There will be a June 1 planting deadline. **N. Glick made and C. Sciple seconded a motion to accept the planting plan and the stipulated requirements and to delay the fine; the Wetlands Protection Committee (WPC) voted 5-0 to accept the motion.**
- *Certificate of Compliance (COC) Request (full) – 27 Washington Street MassDEP # 324-0639* – Supporting documents include

- Request for Certificate of Compliance, prepared by Frank Holmes, Stantec Architecture and Engineering LLC, dated 3/12/15, stamped received by the NRC 3/20/15
- Plan: “As-Built Plan,” prepared by Coneco, scale: 1” = 40’, dated 5/16/12, stamped Timothy S. Bodah PLS # 46110, stamped received by the NRC 3/20/15

F. Holmes, representing Stantec, was present. There was a site visit on 3/31. There was discussion whether there is sufficient documentation of a third-party review. There is significant improvement over previous conditions. **R. Howell made and J.S. Waugh seconded a motion to**

approve the COC request; the WPC voted 5-0 to approve the motion.

Public Hearings – New and Continued

7:15pm 33 Glen Road – Request for Determination of Applicability (RDA)

Supporting documents include

- Request for Determination of Applicability, prepared by Mark Fraga & Polly Fraga, dated 3/5/15
- Plan: “Plot Plan,” prepared by Snelling & Hamel Associates, Inc., scale: 1” = 20’, dated 3/10/15, stamped by John R. Hamel PLS #35029, stamped received by the NRC 3/19/15

J. Lilley, representing the Property Owner, and M. Fraga, the Property Owner, were present.

There was a site visit on 3/31.

R. Collins opened the hearing on a proposal to add a chimney in the Riverfront Area.

The work will take place in the Outer Riparian; the house has a small footprint and the area of disturbance will be small. There will be four feet of excavation for the chimney. The roof area will remain essentially the same. There is a property between the house and the stream. The stairs will be removed. The door in the basement will be removed; however, there may be a light disturbance if an egress is added to a different part of the basement. Bobcats will be used; the use heavy equipment may not be necessary.

The WPC requested additional narrative and a sketch of the project for the RDA write-up, including documentation that there will be no regrading and the remaining fill will be removed off site. Erosion controls should be placed around the limit of work.

C. Sciple made and J.S. Waugh seconded a motion to issue a negative determination; the WPC voted 5-0 to issue a negative determination.

7:33 pm 170 Cliff Road – Notice of Intent (NOI), MassDEP # 324-0778

Supporting documents include

- NOI and supporting documents, prepared by Sullivan Surveying Company, LLC, dated 3/19/15, stamped received by the NRC 3/19/15

C. Marano was present.

There is a letter from Deshang Wang delineating the absence of a wetland; the area is rock with upland plants. The Property Owner is requesting withdrawal of the NOI.

The MassGIS map may need updating.

The WPC will issue a letter accepting the delineation.

7:45 pm 100 Dearborn Street – Amendment to Order of Conditions (OOC), MassDEP # 324-0712

Supporting documents include

- Letter from Hamma Construction Co., dated 2/26/15, signed by Stanley Ham, confirming installation of Cultec Contractor 100 (Chamber) Recharger Roof Drywell
- Invoice from Hamma Construction Co., dated 8/25/14, for installation of Cultec Contractor 100

(Chamber) Recharger

- Memorandum from Steve Lin, dated 3/26/15, "Request for an Amended OOC – MA DEP#324-712," stamped received by the NRC 3/19/15
- Plan: "As-Built Wetland Permitting Plan," prepared by Stamski and McNary, Inc., scale: 1" = 20', dated 12/18 /14, stamped received by the NRC 3/19/15

S. Lin, the Property Owner, was present.

There was a site visit on 3/31.

The Property Owner is requesting an after-the-fact amendment to OOC and proposed mitigation measures.

The Property Owner's calculation for mitigation is approximately 280 sq. ft. of rain garden. The square footage for each of the three proposed rain gardens is 10 x 8 sq. ft., 10 x 3 sq. ft., and 20 x 10 sq. ft. for a total of 300 plus sq. ft.

There needs to be a waiver for working in the 25-ft. No Disturbance Zone.

One of the proposed rain gardens will be partially in Needham; the Property Owner may need to file an RDA or NOI with Needham.

There was discussion whether the WPC will need more information on absorption rates and soil samples; a percolation (perc) test should be done to determine the effectiveness of the proposed rain gardens. There was also discussion on post-work monitoring before issuing the COC.

The extra sod in the 25-ft. No Disturbance Zone should be removed and reseeded with a wetlands seed mix.

N. Glick made and R. Howell seconded a motion to grant administrative approval to remove the sod and reseed the area with a wetland seed mix in the 25-ft. No Disturbance Zone pending submission of additional information and the waiver; the WPC voted 5-0 to grant administrative approval.

8:09 pm 3 Sunnyside Ave – Certificate of Compliance (COC) Request 324-0538, NOI MassDEP # 324-0780

Supporting documents include

- NOI and supporting documents, prepared by Karon Skinner Catrone, dated 3/13/2015, scale 1" = 20', stamped received by the NRC on 3/19/2015
- Plan: "Proposed Site Plan," prepared by Applewood Survey LLC, dated 12/3/2014, signed and stamped by H.H. Srinivasa, PE #29416, stamped received by the NRC on 3/19/2015
- Plan: "Site Plan," prepared by Kalkunte Engineering Corporation Consulting Engineers, scale 1" = 20', dated 4/2/2007, revised 5/15/2007, stamped received by the NRC on 3/19/2015

K. Cafrone, representing the Property Owner, and C. Lliev, the Property Owner, were present.

There was a site visit on 3/31.

The Property Owner is requesting to close out an expired OOC and proposing to construct a new house in the Buffer Zone (BZ), including the 25-ft. No Disturbance Zone to a Bordering Vegetated Wetland

(BVW) associated with Sunnyside Brook.

The house was demolished in April 2014. Part of the Wetlands were temporarily filled. The restoration work is complete, but cannot be verified due to weather conditions.

Because the restoration work can't be verified due to the weather, the WPC may have to close out the COC and simultaneously issue an Enforcement Order (EO). The Property Owner will then have to file a new NOI.

The WPC will confirm with the DEP whether it has the ability to close out the COC and simultaneously issue an EO.

The proposed house is a 1005 sq. ft. house in the same footprint as the previous house, as approved in the previous filing. Erosion controls will be placed around the entire project. An infiltration system is proposed in the upper right-hand corner of the property, as also approved in the previous filing. There is an invasives species management plan. Silt sacs and catch basins are proposed downgradient of the project.

The Wetland Area was temporarily filled to allow the demolition, and restoration work has been performed. The bridge has been removed from the original plan, but the deck is still proposed. The deck is in addition to the footprint of the previous house. The deck is on footings and will extend along the entire back of the house; the footings will be in the Wetland Area. The area under the deck will be replication area; The WPC asked for information on shade species that could be planted and survive under the deck. The WPC will need figures for the impervious area for the sonotubes. The previous deck was on pilings. There should not be significant regrading.

M. Grogan, an Abutter at 1 Sunnyside, and a second Abutter were present and expressed concern over regrading and how it will impact water levels in their basements.

Stockpiles will be stored toward the street; a compost sock will be used and will go completely around the site.

A Cultec system will be used for infiltration; it will be installed in the right hand front of the house. Infiltration will be for the entire roof.

Pervious pavers will be used for the driveway; more details on the material will be provided.

No trees will be removed: there are no trees on the lot.

The site is in the flood plain; the WPC will need to know where the flood plain line is.

The WPC will need additional information on the drain trench placement.

R. Howell made and C. Sciple seconded a motion to issue the EO for the restoration work; the WPC voted 5-0 to issue the EO.

9:10 159 Dover Road – Continued ANRAD, MassDEP 324-0776 (Continued to 4/28)

9:10 57 Parker Road – Continued NOI, MassDEP 324-0771

D. Simonelli, Field Resources, Inc., and P. and T. Bibbo, the Property Owners, were present.

There was continued discussion of a proposal for a pool, patio and associated utilities in the Riverfront Area to Bogle Brook and BZ of the associated BVW.

Nine trees are coming down: four trees are going in and a low shrub habitat is being created. A more detailed planting plan was submitted. The plants are all native species and have varying heights.

The Property Owners expressed concerns over the “in perpetuity” condition and questioned whether that could be an issue in the event the house is sold in the future.

There was discussion whether if the “in perpetuity” condition could be removed proposed pool is in the 100-ft. Inner Riparian or BZ.

There was a question whether pools are exempt; the Town of Wellesley bylaws do not exempt pools.

There was additional discussion whether moving the fire pit and the patio surrounding the fire pit outside the 100-ft. Inner Riparian and BZ into the existing lawn, an already disturbed area, would solve the issue.

Condition # 38, the in perpetuity condition, will be removed. Moving the fire pit outside the 100-ft. Inner Riparian in an already disturbed area will require the submission of a revised plan.

C. Sciple made and J.S. Waugh seconded a motion to close and issue pending submission of the final plan; the WPC voted 3-0 to approve the motion.

Administrative Business (Continued)

- *Certificate of Compliance (COC) Request (full) – 7 Lincoln Road MassDEP # 324-0485* – There was a site visit on 3/31. C. Sciple made and J.S. Waugh seconded a motion to issue the certificate; the WPC voted 3-0 to accept the motion.
- *Fuller Brook – J.S. Waugh made and C. Sciple seconded a motion to close and issue the Amendment to the Order; the WPC voted 3-0 to close and issue the Amendment to the Order.*
- *Discussion: Bylaw Regulations* – There is a new draft of the bylaw regulations for review. Comments should be emailed directly to J. Rockwood. A legal ad will have to be posted and the bylaw regulations will have to be posted on the Town of Wellesley website before voting on the regulations.
- *Discussion: Salt Water Pools* – The proposed pool draining guidelines have been posted to the WPC website. The WPC will continue the discussion on saltwater pools.
- *DPW Salt Storage Shed* – The current salt storage shed is too small, and a new shed will be constructed. No work will be done in the BZ; however, work will be done near the edge of the BZ. Storm drainage improvements will be made: infiltration and oil separators will be installed. A letter granting Administrative Approval will be issued.
- *44 Denton Rd. Property* – The entire property is Riverfront. The 2009 delineation is acceptable.
- *Approve Meeting Minutes* – Continued.

Adjournment

J.S. Waugh made and C. Sciple seconded a motion to adjourn; the WPC voted 3-0 to adjourn.

Respectfully submitted,

Marion Heller
WPC Administrative Assistant